SIZE

70,274 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	12,857	69,952	167,225
Households	3,743	20,836	54,237
Median HH Income ($)	149,724	130,777	106,224

MAJOR TENANT(S)

Publix
Goodwill
State Farm Insurance

LEASING CONTACT

Rich Dawson
Mobile (404) 433-9899
rdawson@phillipsedison.com

MORE INFO

www.phillipsedison.com

LOCATION

18401-18499 Miramar Parkway | Miramar, FL 33029

PROPERTY HIGHLIGHTS

- 70,288-square-foot shopping center anchored by Publix with Goodwill and State Farm Insurance

- Population exceeds 69,900 people with an average household income greater than $155,700 in a three-mile radius

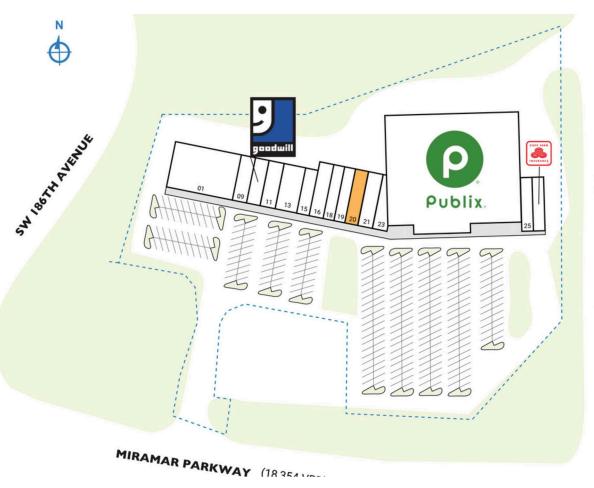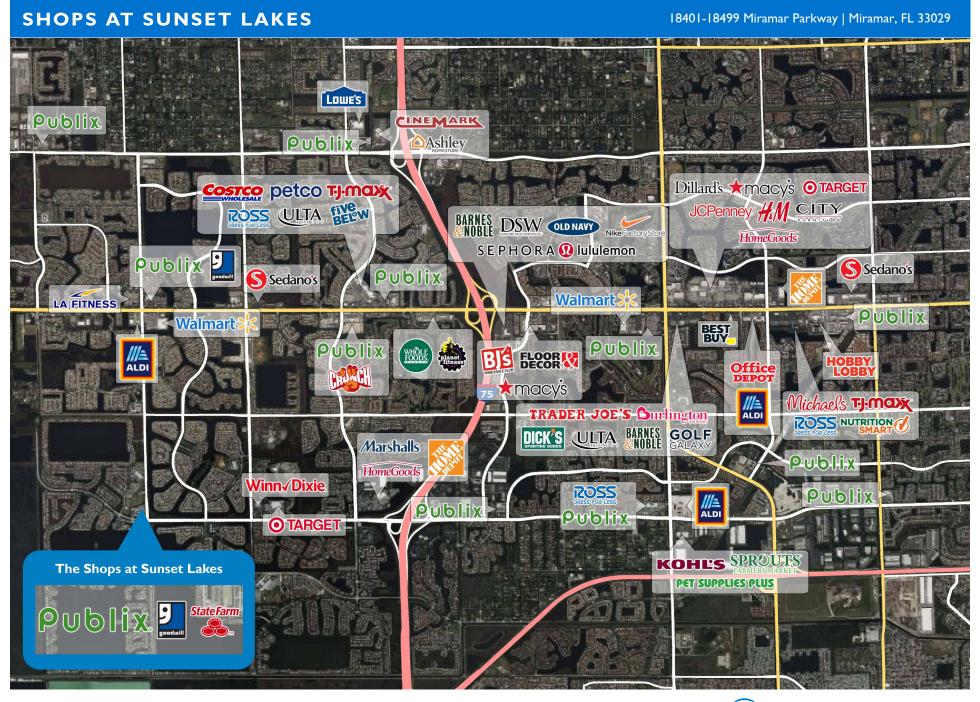- Located at the high-traffic intersection of Miramar Parkway and SW 184th Avenue

PHILLIPS EDISON & COMPANY®

SPACE	TENANT	SQ. FT.
01	Small World Montessori Method School	8,400 SF
09	China 1	900 SF
10	Goodwill	1,200 SF
11	Kick Zone	1,200 SF
13	Sunset Lakes Animal Clinic	2,100 SF
15	Lovely Nails	900 SF
16	Sedation Dental Spa	2,100 SF
18	The Tutoring Center	1,050 SF
19	Matteli's Pizza	1,143 SF
20	AVAILABLE	1,122 SF
21	Sushi Sake	2,450 SF
23	Kari Kleaners	1,486 SF
24	Publix	44,123 SF
25	CutzPro	1,050 SF
26	State Farm Insurance	1,050 SF
TOTAL SQ. FT.		**70,274**

SITE LEGEND

- 🟧 Available
- 🟦 Leased (not occupied)
- ⬜ Site Boundary
- ⬜ Occupied
- ⬜ Owned by Others

N

SW 186TH AVENUE

SW 184TH AVENUE (14,954 VPD)

goodwill

Publix.

STATE FARM INSURANCE

01 09 11 13 15 16 18 19 20 21 23 25

MIRAMAR PARKWAY (18,354 VPD)

PHILLIPS EDISON & COMPANY®

Publix

Lowe's

CINEMARK
Ashley HOMESTORE

Publix

Dillard's · macy's · TARGET
JCPenney · H&M · CITY FURNITURE
HomeGoods

COSTCO WHOLESALE · petco · T·J·maxx
ROSS DRESS FOR LESS · ULTA · five BELOW

BARNES & NOBLE · DSW DESIGNER SHOE WAREHOUSE · OLD NAVY · Nike Factory Store
SEPHORA · lululemon

Publix · goodwill

Sedano's

Publix

Sedano's

LA FITNESS

Walmart

Walmart

Publix

THE HOME DEPOT

Publix

ALDI

Publix
CRUNCH

WHOLE FOODS MARKET · planet fitness

BJ's WHOLESALE CLUB · FLOOR & DECOR

Publix

BEST BUY

Office DEPOT
ALDI

HOBBY LOBBY

Michaels · T·J·maxx
ROSS DRESS FOR LESS · NUTRITION SMART

75 · macy's

TRADER JOE'S · Burlington
DICK'S SPORTING GOODS · ULTA · BARNES & NOBLE · GOLF GALAXY

Publix

Publix

Marshalls
HomeGoods · THE HOME DEPOT

Winn Dixie

TARGET

Publix

ROSS DRESS FOR LESS
Publix

ALDI

KOHL'S · SPROUTS FARMERS MARKET
PET SUPPLIES PLUS

The Shops at Sunset Lakes

Publix · goodwill · State Farm

PHILLIPS EDISON & COMPANY

PHILLIPS EDISON & COMPANY

Latitude: 25.979804   Longitude: -80.393076

Shops at Sunset Lakes Miramar, FL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population			
Q4 2023 Estimated Population	12,857	69,952	167,225
2028 Projected Population	13,304	70,812	169,588
2010 Census Population	12,093	66,182	154,301
2000 Census Population	6,654	40,659	99,068
1990 Census Population	2	1,609	19,976
Historical Annual Growth 1990 to 2000	125.64%	38.12%	17.37%
Historical Annual Growth 2000 to 2010	6.16%	4.99%	4.53%
Estimated Annual Growth 2010 to2023	0.45%	0.40%	0.59%
Projected Annual Growth 2023 to 2028	0.69%	0.24%	0.28%
Median Age	41.6	41.4	43.2
Households			
Q4 2023 Estimated Households	3,743	20,836	54,237
2028 Projected Households	3,873	21,081	54,889
2010 Census Households	3,448	19,524	49,170
2000 Census Households	1,950	12,266	33,495
1990 Census Households	1	327	7,983
Historical Annual Growth 1990 to 2000	113.90%	43.69%	15.42%
Historical Annual Growth 2000 to 2010	5.87%	4.76%	3.91%
Estimated Annual Growth 2010 to 2023	0.60%	0.47%	0.72%
Projected Annual Growth 2023 to 2028	0.68%	0.23%	0.24%
Population per Household	3.43	3.35	3.08
Population by Race			
White	16.4%	19.0%	18.4%
Black or African American	25.2%	21.4%	16.4%
Asian & Pacific Islander	7.5%	7.8%	6.5%
Other Races	4.2%	4.7%	4.0%
Hispanic Population	46.7%	47.0%	54.7%
Income			
Average Household Income	$174,831	$155,733	$128,919
Median Household Income	$149,724	$130,777	$106,224
Per Capita Income	$50,903	$46,410	$41,829
Education (Age 25+)			
Elementary	0.9%	1.8%	3.0%
Some High School	2.2%	3.3%	3.6%
High School Graduate	20.5%	21.2%	25.0%
Some College	18.5%	14.7%	14.8%
Associates Degree Only	8.0%	12.0%	11.4%
Bachelors Degree Only	33.4%	28.8%	25.8%
Graduate Degree	16.7%	18.3%	16.5%
Business			
Number of Businesses	126	1,656	3,994
Total Number of Employees	834	13,587	34,223
Employees per Business	6.60	8.20	8.57
Residential Population per Business	101.70	42.23	41.87

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.